

Area Information

Population (2008 U.S. Census Bureau Estimate) **641,481 (State)**

Employment Status

Employed 66.2%

Unemployed 2.4%

Income

Median Household \$43,753

Per Capita \$24,127

Community

- Located on US Interstate 94 (east-west) and US Highway 83 (north-south)
- Rail service by Burlington Northern Santa Fe Railroad Company and Canadian Pacific via the Dakota, Missouri Valley and Western Rail
- Daily air service to Minneapolis, Denver, Chicago and Salt Lake City, plus additional flights to Las Vegas and Phoenix

Workforce

- Low absenteeism and turnover rates
- Educated workforce with excellent problem solving and teamwork skills
- Right-to-work state with little or no work stoppage due to labor dispute

Incentives

- Property tax exemption up to ten years for new or expanding businesses
- Corporate income tax exemption up to five years for new or expanding businesses
- Sales and use tax exemption for manufacturing equipment
- No personal property tax or inventory tax
- Lowest worker's compensation premium rates in U.S.
- Financial programs available through the state-owned Bank of North Dakota
- Workforce training programs
- Right-to-Work state
- Bismarck Vision Fund - provides temporary or permanent financing of any cost related to the relocation and/or establishment of a new business within the Bismarck region or the expansion of an existing business into new products, services or markets. Approved funds can be used to make direct loans, provide new job creation grants, take equity positions, participate in matching available state and federal grants or loans

Bismarck Mandan Development Association
www.bmda.org

Bismarck Mandan Chamber of Commerce
www.bismarckmandan.com

Job Service North Dakota
www.jobsnd.com

Aerial Map

View at www.cbre.com/bobcat



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Available for Sale

Heavy Manufacturing Facility

416,700 Square Feet on 36 Acres
521 South 22nd Street
Bismarck, ND



Please view all building and area info at www.cbre.com/bobcat

Feature properties, exclusively listed by:

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CBRE
CB RICHARD ELLIS

4400 West 78th Street
Minneapolis, MN 55435-5852

View online: www.cbre.com/bobcat

LOCATION: 521 S 22nd St. Bismarck, ND

SITE SIZE: 35.77 acres on four parcels

TOTAL BUILDING SQ. FEET: 416,700

PARKING: Ample

COLUMN SPACING: 25'x50', 40'x50'

CEILING HEIGHT: 25' to 38'

CONSTRUCTION: T-Panel, Metal & Block

AGE: 1974, 1980, 1990, 1999

LOADING: 10 dock doors, 5 drive-ins

RAIL: BNSF borders property

LIGHTING: High pressure sodium

ELECTRIC: 16,000 KVA

SPRINKLER SYSTEM: Wet

TELEPHONE: Dakota Carrier Network

SECURITY: Fenced and Secured

HVAC: Boiler & Gas Heat throughout, air conditioned

PRICE: \$8,300,000

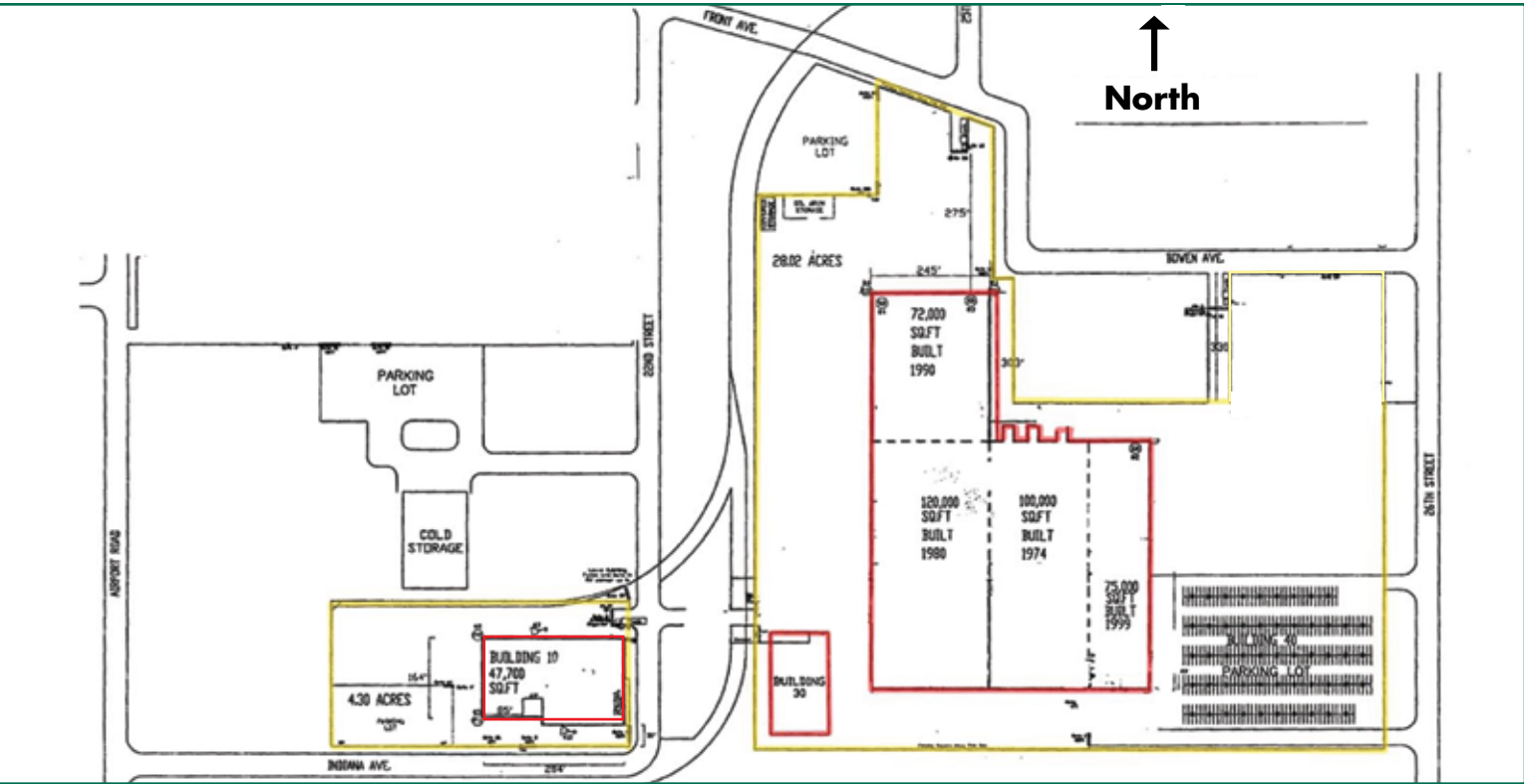
LEASE RATE: Negotiable

TAXES:

Address	PID #	Assessed Value	Tax	Land (Acres)
521 South 22nd Street	920-001-001	\$11,258,600	\$191,106.27	28.02
523 South 22nd Street	115-003-810	\$43,200	\$1,676.67	1.24
300 South 26th Street	115-003-660	\$72,400	\$2,110.41	1.1
2515 East Bowen Ave.	115-003-650	\$77,600	\$2,234.91	1.18
2102 East Indiana Ave.	320-003-001	\$209,600	\$5,099.38	1.86
2106 East Indiana Ave.	320-003-040	\$837,900	\$15,193.13	2.37
TOTAL:		\$12,499,300	\$217,420.77	35.77

Site Plan

View online: www.cbre.com/bobcat



Bismarck Map

Regional Map

